

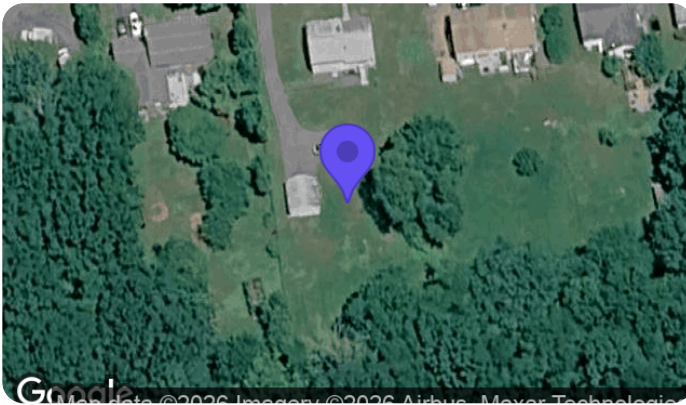
Single Family Residence

RESIDENTIAL

42 ROSELEAH DR

WATERFORD, CT 06385

\$406,576 TopHap Estimate · \$372 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,092 ft²

LIVING AREA

0.71 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$407K

\$383K low

\$430K high

Last Sale

\$400,000 · Apr 13, 2026

Est. Owner Equity

\$186,576

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,538 (2025)
Assessed Value	\$194,250
Previous Assessed	\$194,250
Assessor Market Value	\$135,975

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.71
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

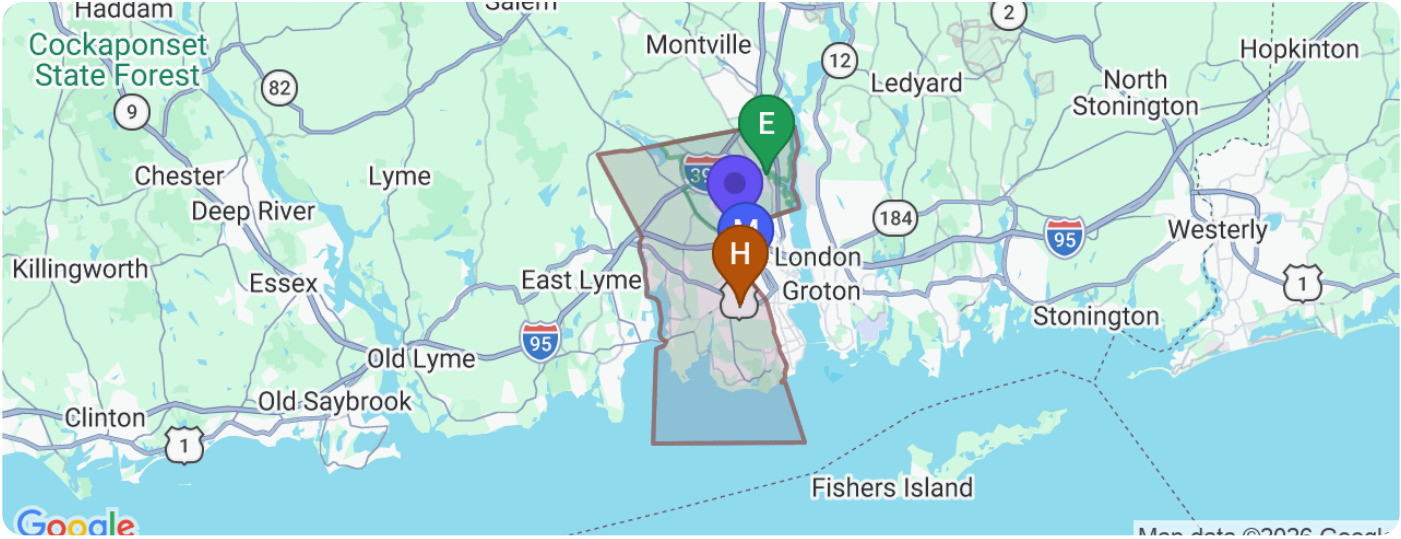
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2026	Resale	Executors Deed	\$400,000	\$366	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clark Lane Middle School	Middle	6–8	1.6 mi
Quaker Hill Elementary School	Elementary	KG–5	2.2 mi
Waterford High School	High	9–12	2.3 mi

District: Waterford School District



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 06385

58 CRIME INDEX	106 AIR POLLUTION	12,297 POPULATION	\$101K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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